



CODE COMPLIANCE DIVISION

ANNUAL REPORT

2016

SECTION 1 - Introduction

The Code Compliance Division represents one of three divisions in the City of Wenatchee Community & Economic Development Department.

Code Compliance personnel work collaboratively with a wide range of partners, including: residents, businesses, property owners, community leaders and organizations, City boards and departments, elected officials and governmental agencies. Through Code Compliance's efforts and successful partnerships, the City of Wenatchee enjoys improved health, safety, quality of life and economic stability.

The Code Compliance Division is responsible for the enforcement of city codes, in compliance with Title 16 of the Wenatchee City Code.

How are City codes enforced?

Code Compliance Officers respond to complaints and conduct citywide proactive inspections. Upon identification of a code violation, a Code Compliance Officer will attempt to make verbal contact with the property owner, tenant or responsible party and educate him/her on the applicable city code. In instances where a verbal warning cannot be made, a door-hanger warning is left on the premises or a written warning is mailed to the responsible party. A reasonable period of time is provided to correct the offense. A re-inspection is conducted in order to verify compliance. A notice of code violation is issued in instances of continued noncompliance. At this time, a final deadline is established and the responsible party is notified of their right to appeal to the City of Wenatchee Code Enforcement Board. Code Compliance Officers have the ability to enter into a voluntary correction agreement at any time until the Code Enforcement Board's Hearing date.

Most code violations are resolved quickly once the responsible party is notified. The goal of the Code Compliance Division is to obtain voluntary compliance through education. However, there are a small number of code enforcement cases that result in the issuance of a code violation or an infraction due to continued, egregious or repetitive noncompliance. These matters are heard before the Code Enforcement Board.

SECTION 2 - Code Compliance Division Staff & Professional Development

Yolanda Garcia was hired in June 2015 as the Code Enforcement Coordinator for the Department. Yolanda joined the team after working for Wenatchee Fire and Rescue for 23 years as an administrative assistant. Yolanda performs overall staff support along with technical and administrative assistance for the Code Compliance Division. She has also attended several trainings/conferences hosted by the Washington Association of Code Enforcement (WACE) for professional development. Yolanda is fluent in both English and Spanish, providing an essential service to the Department and the public we serve.

John Fairbanks was hired in July 2016 as a Code Compliance Officer. A US Air Force Veteran, John is a ICC/AACE Certified Property Maintenance and Housing Inspector. John was previously employed with the City of Federal Way as a Code Enforcement Officer. During his time in Federal Way, John rose to the rank of Senior Code Enforcement Officer. Other duties included being a member of the Task Force on Homelessness and Homeless Encampments and supervision of the Graffiti Abatement/Sign Code Enforcement crew. John led and organized many volunteer efforts and community clean-up events while in Federal Way. This is a return to his hometown as John was born and raised in Wenatchee. Welcome John!

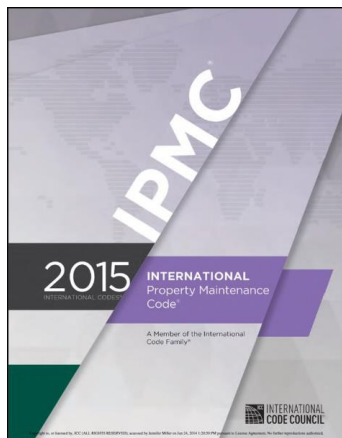


Both John Fairbanks and Yolanda Garcia, attended professional development courses provided by the Washington Association of Code Enforcement (WACE) in the fall of 2016. Courses focused on successful abatement processes, Air B&Bs, managing emotions under pressure, and drug/crime related properties. These courses allow staff to earn CEU's to maintain certification.

Code Compliance staff recently joined the American Association of Code Enforcement (AACE). AACE is a non-profit organization established in 1988 serving housing, property maintenance, health, and zoning officials throughout the United States, District of Columbia and Canada.



2015 International Property Maintenance Code

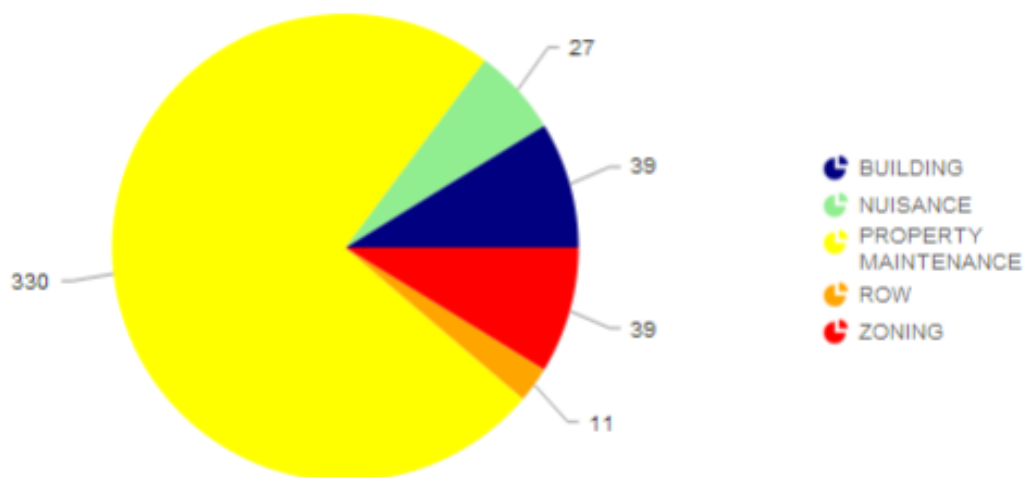


In 2017, staff will be bringing a draft ordinance to the City Council to propose adoption of the 2015 International Property Maintenance Code (IPMC). The IPMC is a model code, developed by the International Code Council (ICC), regulating minimum interior and exterior maintenance requirements for existing buildings and properties.

SECTION 3 – Code Compliance Division Summary

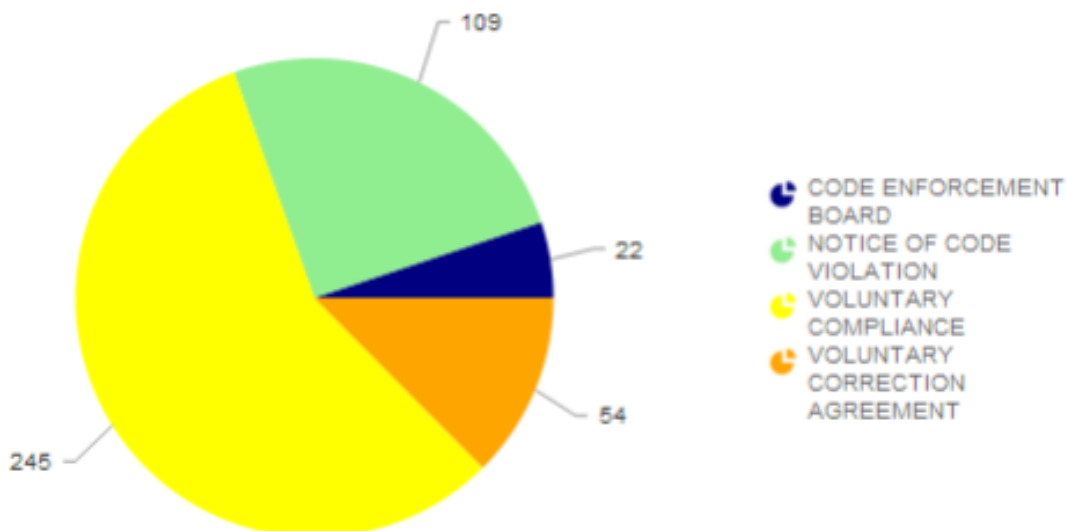
The Code Compliance Division received 656 case requests in 2016, and of those requests, 446 new cases were opened. The 446 violations in 2016 represent a 18% increase over the number of code violations identified in 2015.

2016 Code Enforcement Case Types



The Code Compliance Division closed a total of 430 cases in 2016. It took an average of 62 days to bring these properties into compliance. Of the properties that complied, 57% voluntary complied, 25% were resolved through a Notice of Code Violation, 13% were resolved through a Voluntary Correction Agreement (VCA), and 5% were resolved through the Code Enforcement Board.

2016 Violation Remedies



SECTION 4 – Code Compliance Division Snapshot

Case #15-232 - Abatement

This property was referred to Code Compliance by a citizen in August 2015. This property presented with fire hazard, health, and safety violations of the Wenatchee City Code. The site was extremely overgrown with large amounts of garbage and debris on the property. The property also had a dilapidated deck and a hot tub both creating unsafe conditions. Voluntary compliance was attempted but no response occurred from the property owner. The property went through the code enforcement process and then was referred to the City Attorney to proceed with abatement. A default judgement was awarded. The property was sent to bid and was abated by a local contractor in August 2016. The Neighbors were happy with the results, the only negative feedback was the length of the process.



BEFORE



AFTER



Case #16-174, Voluntary Compliance

This property was referred to Code Compliance by the Wenatchee Police Department in May 2016. Police had responded to several calls for service to this location for trespass and other illegal activity. The subterranean home had been vacant for many years. The property was overgrown and not secured from entry. The property became a location that people trespassed and conducted activities that required police response. Through the code enforcement process the City was eventually able to gain compliance through a Voluntary Correction Agreement with the property owner. By August the overgrown status was resolved and in November 2016 demolition and land clearing was completed.

BEFORE



AFTER



SECTION 5 – Code Compliance Division Snapshot (continued)

Case # 16-241, Voluntary Compliance

This property was referred to Code Compliance by a citizen in July 2016. The property was overgrown, had large amounts of garbage and debris as well as a couple inoperable vehicles. In working with the property owner of this rental home voluntary compliance was achieved in September 2016. The home was then back on the rental market and has remained violation free.



BEFORE

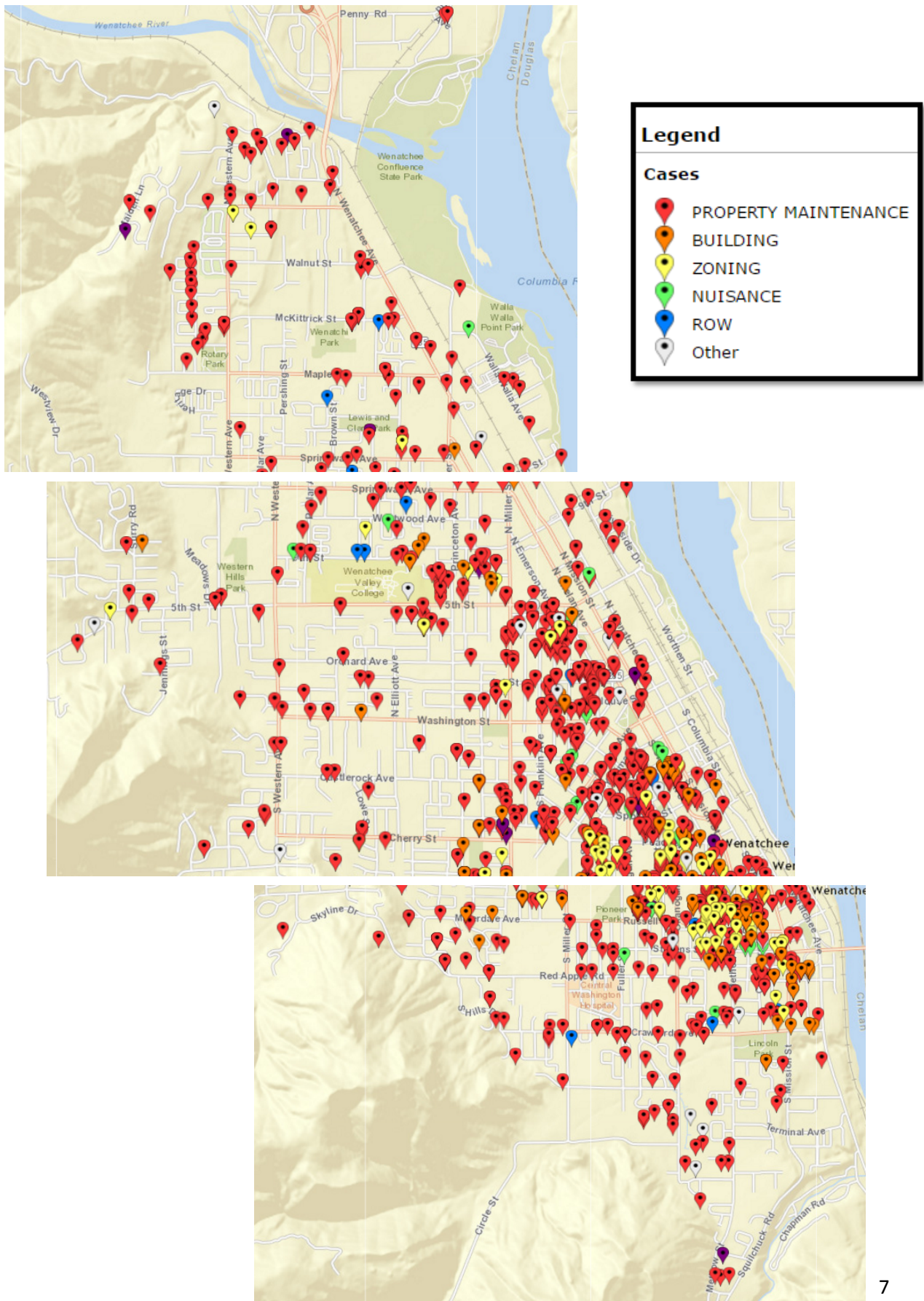


AFTER



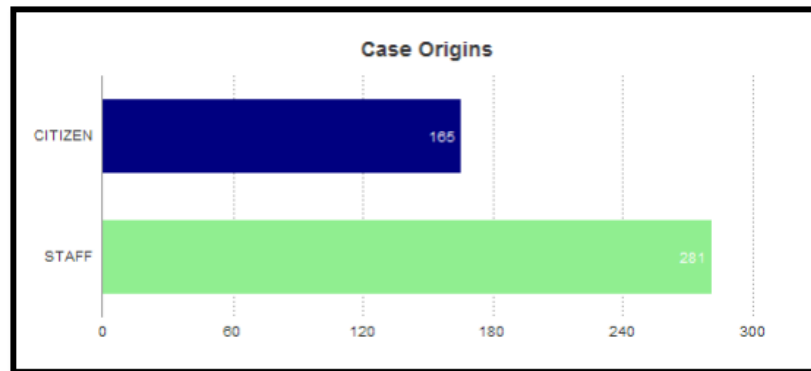
SECTION 6 – Location and Origin Data

A total of 446 cases were opened in 2016. The geographic locations of the cases are shown in the maps (below).



Code Enforcement Case Origin

Of the 446 cases received in 2016, 37% of the cases originated from citizen complaints, while staff-initiated complaints accounted for 63%. These numbers indicate that staff is being proactive in identifying code compliance issues and responding promptly, prior to receiving a complaint. The category “complaint” is broad. Aside from private citizens, this category also includes City departments and commissions such as: Police, Public Works Department, Planning, Utilities and City Hall.



SECTION 7 – Judicial

The primary goal of the Wenatchee Code Compliance Division is to obtain voluntary compliance through education as opposed to being punitive. While most concerns are quickly corrected by the responsible party, it is necessary to issue notices of code violations in instances of egregious, continued or repetitive noncompliance. Of the 430 cases resolved in 2016, 75% were resolved through voluntary compliance (including Notices of Code Violation, Voluntary Correction Agreements). 22 of the resolved cases in 2016 were heard before the Code Enforcement Board, representing 5% of the cases. The Board affirmed the City's decision in all 22 of these cases.

2016 CODE ENFORCEMENT BOARD CASES				
CASE NUMBER	LOCATION	OFFENSE	VIOLATION	NOTES
15-345	755 Walker Ave	Property Maintenance	Affirmed	Deadline 11/1/16, Complied 2/1/16
15-120	338 S Chelan	Property Maintenance	Affirmed	Deadline 7/31/16, Referred to City Attorney, Complied 2/18/16
15-256	2134 Citation Loop	Property Maintenance	Affirmed	Deadline 11/9/15, Referred to City Attorney, Complied 3/14/16
16-029	811 Cascade	Building	Affirmed	Deadline 4/30/16, Complied 5/4/16
16-004	514 Kittitas	Building	Affirmed	Deadline 4/22/16, Complied 4/12/16
16-174	905 S Wilson	Property Maintenance	Affirmed	Deadline 8/3/16, Signed VCA 10/5/16, Complied 12/6/16
16-233	1525 5th Street	Property Maintenance	Affirmed	Extension to 8/24, Complied 8/23/16
16-061	1014 Walker	Property Maintenance	Affirmed	Deadline 8/3/16, Complied 8/12/16
16-068	521 Orondo	Property Maintenance	Affirmed	Deadline 8/3/16, Complied 8/3/16
15/308	604 Okanogan	Property Maintenance	Affirmed	Deadline 12/31/2015, Complied 8/31/16
16-140	906 Methow	Property Maintenance	Affirmed	Deadline 8/3/2016, Complied 12/12/2016
16-180	318 N Franklin	Property Maintenance	Affirmed	Deadline 8/3/16, Complied 8/3/16
16-195	810 Cashmere	Property Maintenance	Affirmed	Deadline 8/3/16, Complied 8/23/16
15/169	1108 8th st	Property Maintenance	Affirmed	Deadline 9/30/15, Referred to City Attorney, Complied 9/1/16
16-188	1627 Horse lake road	Property Maintenance	Affirmed	Deadline 12/2/16, Complied 12/8/16
16-236	930 Orondo	Property Maintenance	Affirmed	Deadline 9/10/16, Complied 9/12/16
16-247	12 N Emerson	Property Maintenance	Affirmed	Deadline 11/28/16, Complied 11/17/16
16-261	1322 4th Street	Zoning	Affirmed	Deadline 10/31/16, Complied 11/3/16
16-241	2012 Dawn Terrace	Property Maintenance	Affirmed	Deadline 10/17/16, Complied 10/10/16
16-289	9th & Piere Streets	Property Maintenance	Affirmed	Deadline 10/17/16, Complied 10/31/16
16-308	33 1/2 N Mission	Property Maintenance	Affirmed	Deadline 11/8/16, Complied 10/31/16
16-321	1550 N Western	Property Maintenance	Affirmed	Deadline 11/8/16, Complied 12/13/16
Total Cases:		22		